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Peter D. Dion, General Manager

Thomas Boettcher, Chair  
Elton Prifti, Secretary  
Philip Courcy  
Jennifer Kallay  
John J. Warchol

**WAKEFIELD MUNICIPAL GAS & LIGHT DEPARTMENT  
BOARD OF GAS & LIGHT COMMISSIONERS MEETING**

**July 14, 2021**

**MINUTES**

**IN ATTENDANCE:**

Comms. Thomas Boettcher, Chairman  
Elton Prifti, Secretary  
Phil Courcy  
Jennifer Kallay  
John J. Warchol

Peter Dion, General Manager, WMGLD

Mark Cousins, Financial Manager  
Dave Polson, Engineering and Operations Manager  
Sylvia Vaccaro, Office Manager

Member of the Public

Micah Canestaro - 101 Cedar St. Wakefield, MA

**PLACE:** ZOOM MEETING

**CALL TO ORDER:**

Commr. Boettcher called the meeting to order at 6:30 P.M. and informed the Board the meeting is being recorded.

**Chair Remarks:**

Commr. Boettcher noted that our new Town Council liaison will be Ed Dombrowski. He commented that it was decided during a Town Council retreat to change the liaison

structure therefore, liaisons may not attend all board meetings and will look to the Chairperson to provide updates and communications. Commr. Boettcher requested of all Board members when speaking in public, to clearly state that you are not speaking on behalf of the Board and only for yourself. He provided the following statement as an example:

My name is (name), and I am here as a Wakefield citizen and ratepayer. I am also a Commissioner on the Wakefield Municipal Gas and Light Department Board. The comments I offer today are on my own and do not represent the opinions of my fellow Board members, WMGLD staff or management, other ratepayers in Wakefield, Wakefield public officials, or town employees and representatives.

Commr. Boettcher also provided the Board with the following clarifying information on Project 2015A:

- The last time this Board voted on project 2015A was in 2017.
- Only one of the five Board members who voted to approve this project in 2017 is on the Board today.
- On May 10, 2021, the project was paused for a minimum of 30-days to address the concerns brought to the MMWEC Board by stakeholders, while also considering alternatives.
- MMWEC has noted that technology has changed since the project was first proposed more than five years ago, making the need for reassessment necessary.
- The design of the plant is changing based on stakeholder input.
- The current Board has not voted on this project, and position of the current Board members on the final design of this project is not known or documented.

Commr. Boettcher congratulated WMGLD on their performance recognition from the American Public Power Association (APPA) as a Smart Energy Provider and extended his thanks to all staff. He noted that this award accompanies two previous APPA awards issued this year. A recognition for gas system Operational Achievements as well as being recognized as a Reliable Public Power Provider for organizational & operational excellence.

### **Commissioner Remarks:**

Commr. Kallay stated the Green Communities project call scheduled for today was postponed a week due to vacations.

She commended Jeff Morris, IT Manager of the WMGLD, for helping to upload 3 years of municipal building data into the Mass Energy Insight (MEI) database. She noted they are confirming a few minor details. She will be able to provide a walk thru of the data for Board at the next meeting and is going to provide a walk thru of the data for Town officials and other members of the Green Communities team next Wednesday.

## **Town Council Liaison Comments:**

No comments

## **Public Comments:**

Micha Canestaro from 101 Cedar St. asked for time before the Board to request approval of four new gas services at this location. He inquired if Pete Dion had shared his informational email with the Board, to which Pete replied that he had. This location is the former site of a daycare which was permanently closed during COVID. Mr. Canestaro provided a summary of the events leading to this meeting. He stated that he spoke to Jim Brown, Gas Superintendent at WMGLD in 2020 about applying to the Town for a variance to turn this property into a 4 plex and was looking at moving away from oil to gas heat and inquired if gas was available at the location. Jim Brown stated gas was available and to wait until the Town approved his variance for a 4 plex. Mr. Canestaro noted that early in 2021 he called back to verify how to proceed in submitting the gas application and was told by Jim Brown to complete just one application. The application was submitted on 2/22/21. John Davis, from WMGLD came out on 4/28/21 for a site visit and said that they would be able to trench to the building and everything seemed fine. As a result of this, Mr. Canestaro removed the five-year-old oil furnace and an oil tank. On 5/24/21, John Davis came back out to the site and informed him that there would only be 1 gas line for the entire building. Mr. Canestaro claimed that this is not what he had been told. Mr. Canestaro called Jim Brown again, and Mr. Brown told him that changes took place a couple of years ago and WMGLD is not adding new gas services for multi-units. He said that Jim checked with his boss and WMGLD would only provide a gas line for the common areas. Mr. Canestaro stated that he may condo this project and there will not be a common area.

Pete mentioned that when he spoke to Jim, he stated there was only talk about a single service at this location. The facility was only a single facility and there was no mention of 4 separate units until a latter conversation. The application submitted on February 22, 2021, was for a single gas service. Pete stated that the Board received a copy of Mr. Canestaro's application. Mr. Canestaro stated that when he completed the new gas service application it did not have a choice to select single or multi-unit services. Pete Dion stated that there were changes to the new gas service application for clarification after this situation. Mr. Canestaro stated that he is requesting help from the Board considering the miscommunications in this situation.

Commr. Courcy commented that he recently removed and replaced his oil tank for \$2400.00 and quotes to replace the oil boiler were between \$9,000-\$10,000 depending on size. He asked Mr. Canestaro if those numbers were what he expected his costs to be. He said no the costs would probably be more than that. He is trying to get separate utilities for each unit. He said that if he knew he could not get gas he would not have removed the oil system. Pete stated that that one oil furnace would not have served your needs. It would have only served for a single unit. Mr. Canestaro said he would not have separated it into 4 units or explored other heating options. Commr. Courcy asked if he had already researched heat pump options and Mr. Canestaro said he had, however options, costs, and efficiencies vary according to who you talk to about it. Commr.

Boettcher implored Mr. Canestaro to reach out to WMGLD's consultant, ABODE for a free heat pump consultation. Commr. Boettcher stated that this project is ideal for heat pump conversion and would likely cost less versus 4 gas furnaces & 4 A/C units. He also stated that after speaking with Pete the Board would extend the heat pump rebates for each unit.

Commr. Boettcher clarified why WMGLD implemented a moratorium. He stated the goal was to reduce and not increase WMGLD's peak demand. In closing, Mr. Canestaro asked the Board to consider that there was ambiguity in the application process and discussions with individuals in the gas department and thanked the Board for considering his request.

Mr. Canestaro asked what the next steps would be. It was decided that the Board would discuss this item tonight as to be able to provide a decision for Mr. Canestaro.

Commr. Warchol stated that the moratorium was put in place to exclude the multi families not to reduce the peak but to try to stop it from getting out of hand and try to prevent gas from being used in all the new developments in town. He commented that we did not stop oil to gas conversions in single family homes. He asked if the footprint of the structure is changing. Mr. Canestaro stated that the footprint is not changing. It is a 4000 sq. foot property. Three units will be between 800-1000 sq. feet, with the last unit being around 1600 sq. feet.

Commr. Warchol questioned how you can demolish a small farmhouse on Prospect St. and replace it with 3 mc mansions and approve them because they are single families. He believes that this is a grey area, and we should not grant an exception to the moratorium, but to revise the moratorium to say if it is the same footprint you can convert to gas, but not if you are building a new structure.

Commr. Kallay commented that new development in town has brought forth questions and comments about planning and zoning policies and practices and the town should advance it's planning and zoning policies and practices to address emerging issues. She commented that over time we will have situations that do not fall neatly into the black and white areas that we thought when we set up our policy. She is open to discussing how to evolve this policy and noted an interest in expanding the policy to be more inclusive of new buildings.

Commr. Warchol stated then from today going forward you will not be able to take down a single-family home and replace with multi single family homes. We should clean the slate now and allow this project today. Commr. Boettcher proposed that this project does fall under the moratorium. The building type is changing from a single-family home to a multi-family home. He would like to see that Mr. Canestaro explore the heat pump option. He stated that he believes from a capital outlay cost and a long-term operating cost the heat pump option is the most cost-effective option to pursue. He noted that he converted his rental property from oil to a heat pump and his tenant is extremely happy. His tenant's most expensive electric bill in the coldest winter month was \$230.00. He said that especially if you are looking to sell these units as condos, the operating costs are much lower.

Commr. Courcy says he suffers from the same problem trying to replace a 40 plus year old oil boiler and looking at adding an addition onto the house. The heat pump is a perfect option for the addition, but converting the main house is quite a challenge. Gas is not available on the street but even if it was, the environmentalists are looking at getting rid of gas by the year 2030, so there is no return on your investment. He stated that he would also like to see Mr. Canestaro work with the heat and a/c people to get estimates and get a bracket around the target of the burden that we are asking for here. He said he is leaning towards being sympathetic with this customer. Commr. Kallay informed Mr. Canestaro that we do have a financing program for all heating system conversions and was not sure if he is eligible or aware of this. Mr. Canestaro noted that once he has a direction, he will investigate the financing option. Commr. Prifti stated that he just added a heat pump to his home and highly recommends doing a cost comparison. He explained that he would be surprised if the heat pump cost comes in higher than a gas furnace with all the rebates and incentives that are offered.

Pete Dion explained that when we went into moratorium, we felt that the multifamily units, which is your situation, as well as the stage of your construction, is best suited to adapt to changes required for a heat pump, as opposed to the situation Commr. Courcy has with an older home. You were already planning to put in central air, so you would have had to install 4 separate heating and cooling units where with a heat pump it will be just one heat pump per unit. There are also more incentives for heat pumps. Pete stated he will email Mr. Canestaro ABODE's information, so they can walk him thru the process. They are very knowledgeable of heat pump technology and have a list of local contractors that are familiar with our rebate and incentive programs. Pete also mentioned that you would have to do same work for heat pumps as you would for central air conditioning, so you will find that the costs are comparable if not cheaper.

Commr. Boettcher concluded that going forward Mr. Canestaro will explore working with ABODE. He asked if there were any motions from the Commissioners at this point or if they were going to table this. Commr. Courcy responded that we should wait until Mr. Canestaro explores his options with ABODE first before there is a change to policy. Pete suggested that if we are going to change the policy and add single families that we have attorney Mike McCarthy review the wording to ensure it is written correctly.

Commr. Kallay asked for clarification of a multi-family. Pete stated that it is anything more than one unit. Pete noted that we have been consistent with this policy of anything over one unit. He is concerned that we have told people in Mr. Canestaro's situation in the past that they we would not supply gas. She also inquired if we have an exemption for common areas in a multi-family and if so why. Pete stated if we have an owner of service, we have allowed a single service and the owner has to maintain it. An example of this would be Tonno's restaurant which has gas for cooking. In the case before the Board tonight it does not apply because there would be 4 separate services.

Commr. Boettcher thanked Mr. Canestaro for bringing this to the Board and to please let us know your findings thru ABODE. Mr. Canestaro inquired if there would be a decision tonight. Commr. Boettcher stated that he is to return with his findings from ABODE. Mr. Canestaro asked if he has permission to install gas if the cost is more for heat pumps. Commr. Boettcher said no that his project still falls under the current moratorium guidelines. Mr. Canestaro thought there would be a vote tonight. Discussion ensued amongst the Board about taking a vote tonight. No motion was made. Pete

recommended that the Board should wait until they can talk to Mike McCarthy because they have denied other people in the same situation as Mr. Canestaro in the past. Commr. Boettcher said he preferred not taking a vote and the moratorium stands as the unit is changing from single family to multifamily and Mr. Canestaro is to explore the heat pump option thru ABODE for free or any other consultant of his choosing. Commr. Warchol stated that we do not meet in August and that would not be fair to Mr. Canestaro to make him wait until September. Pete explained that he was invited to the June meeting but did not attend. Mr. Canestaro said he had another meeting scheduled at that time. Commr. Warchol suggested to add another meeting in August to address this issue and give him an answer and to reevaluate how the policy is being followed and its adherence. Mr. Canestaro will explore the heat pump option and advise the Board of his findings. Commr. Boettcher advised that we need 72 business hours, to post the meeting notice. Commr. Kallay stated that Mr. Canestaro would only need to come back to the Board if he finds that the gas option is less expensive than the heat pump option. Mr. Canestaro thanked the Board for their consideration.

## **Secretary's Report**

Approval of minutes from the June 2, 2021, meeting was before the Board for approval. Commrs. Boettcher, Kallay, and Courcy provided edits to incorporate into the minutes.

**A motion** was made by Commr. Courcy to accept the June 2, 2021, minutes as amended and seconded by Commr. Warchol.

<b>Roll Call Vote:</b>	Commr. Courcy	Aye
	Commr. Kallay	Aye
	Commr. Prifti	Aye
	Commr. Warchol	Aye
	Commr. Boettcher	Aye

The motion was approved unanimously 5-0.

The Board discussed several options as to how best to honor former Commr. Chase.

## **Old Business:**

### **Project Updates**

Commr. Boettcher requested updates and/or solutions on the following items: the outage map for mobile devices, an easier and clearer link on our website to be able to sign up devices for the Connected Homes program, and the Sense demand management dashboard system. Pete explained that Jeff Morris has been working on the MEI project with Commr. Kallay as well as two major system upgrades. Pete stated that the outage management mobile device will not be available for a while and that he will reach out to Sense about the dashboard. He also noted that

he will speak to Jeff and thinks we should be able to quickly resolve the website issue for the Connected Homes link. Commr. Kallay noted that on page 21 in the Board book the Sense dashboard lists some customer specific information that should be removed going forward.

Pete stated that the electric department has been working on the 4kv conversion in the center of town. The old outdoor gear at the Mc Grail station has been removed and are now working on asbestos abatement. This station will now be converted to an IT disaster recovery site as well as having a storage area. Commr. Boettcher noted that the station looks so much better after all the work that has been completed. Pete mentioned that the Burns substation will be retired by the end of next year. Commr. Warchol inquired as to what will take its place. Pete stated that it would become a switching station with pad mounted switches that would take up less of a footprint. Commr. Warchol asked if this would still be dedicated to Burns. Pete explained that we can rededicate the station as the Burns Switching Station with a new memorial plaque. Commr. Kallay inquired if we could leave the footprint as is to allow for a battery in the future. Pete replied that he was not sure if the footprint would allow for a battery, but we can leave the footprint as is for future use.

Pete noted that the gas department is meeting monthly with both the DPW and Police departments. He commented that we are working closely with the town, to keep police details available to them. He explained that we are going back to work on Vernon and Lowell Streets in the next two weeks. The work on the regulator station on Lowell Street will start in the beginning of August. In the last part of year, we will begin work on Cedar and Emerson Streets. Meter replacements and relocating meters outside have been ongoing. Pete noted that the Town keeps shutting down NGRID, however NGRID still needs to finish the work on Broadway and Albion streets. He said that we have been working with the town to keep our police details down and available to NGRID by working on the side streets, but there may be a time in the future where this does become an issue, when we have to start work on the main streets.

## **COVID**

Pete noted that the Governor did sign an extension on the meeting law that allows for remote meetings. He stated that with numbers ticking back up and the challenge of potentially policing the public that attends the meetings as to if they are vaccinated or not, he would suggest keeping the meetings remote. He is not opposed to staying in this format, but this is certainly open for the Board to discuss. Commr. Kallay stated that she would love to be back in person but understands challenge with members of the public. She inquired if we have the ability to host the public and any presenters remotely in the conference room. Pete stated that they are working on that issue now. He went on to say that no one is allowed in the building without a mask. Our mask rule states that only those that have demonstrated that they have been vaccinated are allowed in the building without a mask. Pete noted that if we have a public meeting there is no way to turn people away. Commr. Boettcher said he checked on the Open Meeting law for clarification and if we were to meet in person and follow the guidelines

established, we could follow a hybrid model where the Chair has to be in person and other members could be remote, but we cannot exclude the public to remote session only. The meeting would have to be open to both in person as well as remote for members of the public. You can ask if they have been vaccinated, but they do not have to tell you. You can implement a mask policy that anyone who cannot prove vaccination is required to wear a mask. This does involve a lot of extra work to police this. He said the remote format is cleaner, easier and has provided more opportunities for the public to attend. Commr. Boettcher stated that he is fine with either format. Commr. Courcy noted that he is neutral on this issue and is fine with whatever the Board decides. Commr. Prifti stated that he is open to either format. Commr. Warchol explained that he would prefer in person but does not have an issue with delaying for a couple more months. Commr. Boettcher asked Pete if he prefers the remote format. Pete explained that we should plan on having the September meeting remote and see what the COVID numbers look like and address it again at that time. Commr. Courcy said that there has not been any pressure from the public to go back to in person meetings. Pete said that he has heard that people prefer the remote sessions because it is easier for them to attend meetings from home without having to deal with logistics. Commr. Boettcher said we can look at it on a month-to-month basis. Pete said if we do add another meeting in August for Mr. Canestaro that will be remote as he would not be planning to attend in person.

### **Project 2015A Update and Discussion**

Pete said that MMWEC is due to provide the DPU with an update on the pause tomorrow, July 15, 2021, and that MMWEC will be issuing a statement on the next steps. MMWEC is working on the reply to the DPU which will be out tomorrow. Pete will share this response with the Board as soon as it is announced. He noted that the plan is to move forward within the next week or two. He stated that there have been some changes to the design during the pause and we are working on a couple of issues with Peabody Municipal Light Plant. Once these are resolved we will ask the DPU to restart their review of our application to finance.

Pete noted that obviously everyone knows there was a public hearing on June 22, 2021, at the Peabody Senior Center with about 120 people in attendance and about 75 were opponents. This was a good meeting with a lot of information shared by MMWEC and a lot of questions asked. A lot of the answers have been posted on the MMWEC 2015A website and more answers will be posted. He stated there is a wealth of information out there about this project. From the Wakefield perspective, if this project were to be cancelled, we would be expected to contribute \$2.7 million for our share of the cancellation, which would be a huge loss for the utility. We still strongly feel this project is a piece of the long-term solution and is an important piece of our supply mix going forward. Commr. Kallay said she listened to the forum and thought it was a good exchange of information, conversation and questions and hopes we see more of these for some of our other projects and that this becomes part of how we operate. She thinks that no matter what happens, communities appreciate being able to come to the table with questions and comments.

Commr. Boettcher stated that he did listen to the forum after the fact and had questions about the numbers. Pete said if you are looking at the last proforma, those numbers are one year old now. The last forward capacity auction took place in February and even those numbers are dated. The forward capacity analysis has come forward even more significantly based on the fact that we had divergence between the NEMA zone and other zones in New England so that capacity analysis is even stronger. Commr. Boettcher inquired if the project were to be cancelled is there an insurance policy or force majeure that would cover the \$2.7 million dollars. Pete said there is no insurance for project development. We signed an Engineer, Procure, and Construct (EPC) contract with Pratt Whitney, so that is why we are on the hook for a significant portion of it. Commr. Boettcher asked if there were an off ramp to the contract. Pete stated that the off ramp is the \$21 million dollar cancellation clause. Commr. Kallay asked for the cancellation clause to be repeated. Pete stated that we have paid \$9 million dollars out of our pocket so far and if we cancelled the project than we would owe Pratt the \$21 million dollars stated in the cancellation clause. Our share of this is \$2.7 million dollars. Commr. Kallay said that during the forum she thought Ron, from MMWEC, mentioned that the cancellation clause was removed to reduce the project cost by \$2 million dollars. Pete noted that he will check to see if the cancellation clause was removed. He stated that no one back in 2018 or 2019 would have forecasted that a very small number of people would have an issue with this project. Commr. Kallay stated that she would like to know what level of protection did that cancellation clause offer in exchange for the \$2 million price decrease. Commr. Boettcher inquired what the revenue difference is between a PPA or unit ownership for capacity payments. Pete stated that in the case of Project 2015A we would own it versus a PPA were we would be buying the fixed entity which would be the capacity. So, we would be getting the revenue for the capacity that we bid into the market at \$4.68. We would receive the revenue that we would have paid for and offset it against our capacity cost. If there is a financial benefit as to where our position is, we would get the additional benefit. Pete noted that we would get the additional benefit such as we would on Berkshire Wind. That is the benefit of owning instead of the PPA. Pete explained that our portfolio includes things we own, as well as PPA's and other shorter term power transactions. Commr. Boettcher inquired if there has been movement on our capacity demand. Pete said there has not been a big change on the capacity requirement. The bigger movement has been on the load management side. Running the generators and battery on our side of the meter has had the biggest impact on capacity assignment. Pete mentioned that it is not in our best interest to execute another capacity deal until we know about the outcome of the 2015A project. Pete noted that MMWEC did approve Project 2021A at their meeting yesterday for the development of a PPA for offshore wind. By authorizing this project, we are authorizing MMWEC to spend some money now to negotiate a contract with an offshore wind developer. More than likely MMWEC will bring us the option to participate at a Board meeting this fall, at which time we will take a vote to see if we want to participate. The PPA would be executed in the beginning of next year. This project will follow the same framework and sequence of events as project 2015A. Pete continued to say that he will most likely come back to the Board with a recommendation to participate in this project on some level based upon the economics, availability, and the diversity of our supply mix. He noted that this project will not be available until the 2025 -2026 timeframe.

## **Gas Systems of the Future**

Pete said that he has spoken to heat.org and they would like a municipal partner to share data for case studies. He noted that he has a conference call with them and their two consultants, Data Analysis and Gas Policy next week. There is a lot of information we can share that can help in different ways than the investor-owned utilities.

## **New Business**

### **June Heat Waves – Operations Update**

Commr. Boettcher said he received kudos for the quick response by WMLGD crews in restoring power during the July 6th outage. Pete commented that we have had nine and half inches of rain this month with only one gas service outage compared to Mother's Day back in 2008, when we had four inches of rain with multiple gas failures town wide due to water infiltration into the gas system. He noted that from a wind perspective, fortunately these storms were a non-issue. He stated that there were nine days with temperatures over 90 degrees and overall, the system performed very well. Dave Polson explained that Vinnie ran all the transformers to see what was over 150 percent in the transformer load management tool and it identified seven transformers as being overloaded at peak and either a second transformer was added (splitting the load) or the transformer was upgraded, depending on the situation. There were no failures during the heat wave. Dave stated that the transformer load management tool is critical in design and analyzing any issues. Commr. Boettcher stated to please pass on his thanks and appreciation for all the work that has been done. Commr. Kallay commented that as we see the uneven effects of electrification it will be great to monitor the system as there may be pockets created that present distribution challenges and the need for new infrastructure. Pete commented that he has asked Dave and Vinnie to look at the system standards as far as services, secondaries, and transformers, in anticipation of enhanced capacity in the future, so that as customers add load, our system will not require as much upgrading on the fly. We are fortunate that we can be fed off four separate transmission lines and we have transformer capacity at both Wallace and Beebe substations. He noted that we have more than ample capacity for the next 30 years at that level and at the distribution level the 13.8kv conversion work being done now and the final mile is the secondaries, transformers, and services. Dave Polson commented that Pete had a great idea of looking at the size of individual house service mains. Dave said that Vinnie is now looking to see how many permits were issued over the last few years to see service size and this information will be added to the GIS system. Commr. Prifti stated that he was involved in similar projects in Lawrence where they went down to the service level and has a few ideas he can share with Vinnie.

### **2021 Goals and Objectives – Mid- year Update**

The General Manager provided the Board with the following updates:

- Lost time accidents - None
- Motor vehicle accidents - None
- Osha reportable injuries - Two
- Employee Training- Appreciating Diversity Training was taken by supervisors and will be rolled out to all Town employees.
- COVID Current Building Policy those vaccinated not have to wear masks. Those who are not vaccinated are required to wear masks. He cannot ask you if you have been vaccinated, but if you want to prove that you are vaccinated then you are exempt from wearing a mask. Compliance among employees has not been an issue.
- Operations - On target for SAIFI and CAIDI
- Capital Projects – On the Electric side, some of 4kv work on the overhead has slipped a bit because we lost sometime on the underground replacement on the feeder section for circuit 4. We will probably not finish all the 4kv conversion on the Water St. side of Wakefield Ave because we are focusing on the other side on West Water, Richardson area which ties more into Burns Station and based on operational need. On the gas side, we have modified our schedule adding Grafton, Sylvan, and Gail as to stay on the side streets to free up police details. We will be getting back to work on Vernon and Lowell streets next. Cedar and Emerson will be completed next year.
- Maintenance and operational Services- On target
- Vegetation- Complete
- Class II Leaks- 2 or 3
- Class 3 -on target
- Customer Service - The About Us and Solar sections of the website have been updated. As a side note, Pete mentioned that we budgeted \$75,000.00 for the Solar project. Due to E and O Manager Dave Polson and Sr Engineer Vin McMahon's hard work and organization, they found that a few other Munis were not going to use their portion of the DOER funding, so we were able to receive another \$36,000.00. He told the Board that he will provide them with an update if we are going to exceed the budgeted amount.
- Customer Feedback Education- We have completed two educational sessions and will work on having another one for the Fall. We enlisted ABODE as a consultant to provide heating system education, and consultation services for our customers.
- Electric Vehicle- The challenge is the availability of EV vehicles. We are on a waiting list for an EV pickup truck and a replacement for our Nissan LEAF.
- The Commercial Energy Efficiency program has been rolled out, but we have only received one or two inquiries.
- Financial- Mark Cousins stated the receivables are on track and making progress. He thought due to COVID we would have lost ground. Pete said that we will begin with shutoffs this week and noted that the last time we shutoff was back in 2019. He stated that this is a testament to Robin, Mark and Sylvia for all the work they have been doing reaching out to customers. Mark noted that we have been making phone calls and working with people to reduce their balances.

- Communications- Ongoing, should talk about next steps for strategic planning at upcoming board meetings
- Communications with Boards- At high level and will continue. Working closely with the DPW
- Staff capabilities- Pete noted that senior staff has been attending Board meetings. IT Manager Jeff Morris will attend the September meeting to provide an IT update. Facilities and Procurement Manager Sara Eriksen will attend either the October or November meeting to provide an update on Fleet policy.
- Environmental Legislation – We are well on our way to be compliant with the 2050 goal. We are going to be almost at 50 percent this year. We may have some opportunities over the next several years to go beyond 50 percent. Some of the projects that may become available over the next ten years will move us well past the 2030 goal well in advance of the 2030 goal. Examples of these would be some offshore wind projects, as well as a potential hydro project out of Maine. Pete stated that you are not going to see major pieces of large power plants any longer because they simply are not being built, so we will have a lot more pieces of smaller projects to layer into our supply portfolio.
- Supporting decarbonization of the heating and transportation sectors – We are probably one of the leaders in the Muni world on the electric vehicle side in terms of public chargers and our EV program. In community support we are working with ABODE to educate our customers on heating system electrification and will continue to increase our efforts there. The moratorium real impact is that the over 1000 new housing units being built in Wakefield will be all electric heat.

Commr. Kallay noted that we need to make sure that we are informing our customers about heat pump options. Pete noted that anyone looking to install a gas service for a single family is required to have an energy audit. Commr. Boettcher inquired if the audit would trigger a consultant with ABODE. Pete stated that the auditors are knowledgeable of our programs. Commr. Boettcher requested an update on the Green Choice Program. Pete stated that the information will be available on our website, as well as going out as a bill stuffer. A press release is scheduled for next week.

**Any other matter not reasonably anticipated by the Chair.**

No comments.

**A motion** to adjourn was made at 9:02 pm by Commr. Courcy and seconded by Commr. Kallay.

<b>Roll Call Vote:</b>	Commr. Courcy	Aye
	Commr. Kallay	Aye
	Commr. Prifti	Aye

Commr. Warchol      Aye

Commr. Boettcher    Aye

The motion was approved unanimously 5-0.